

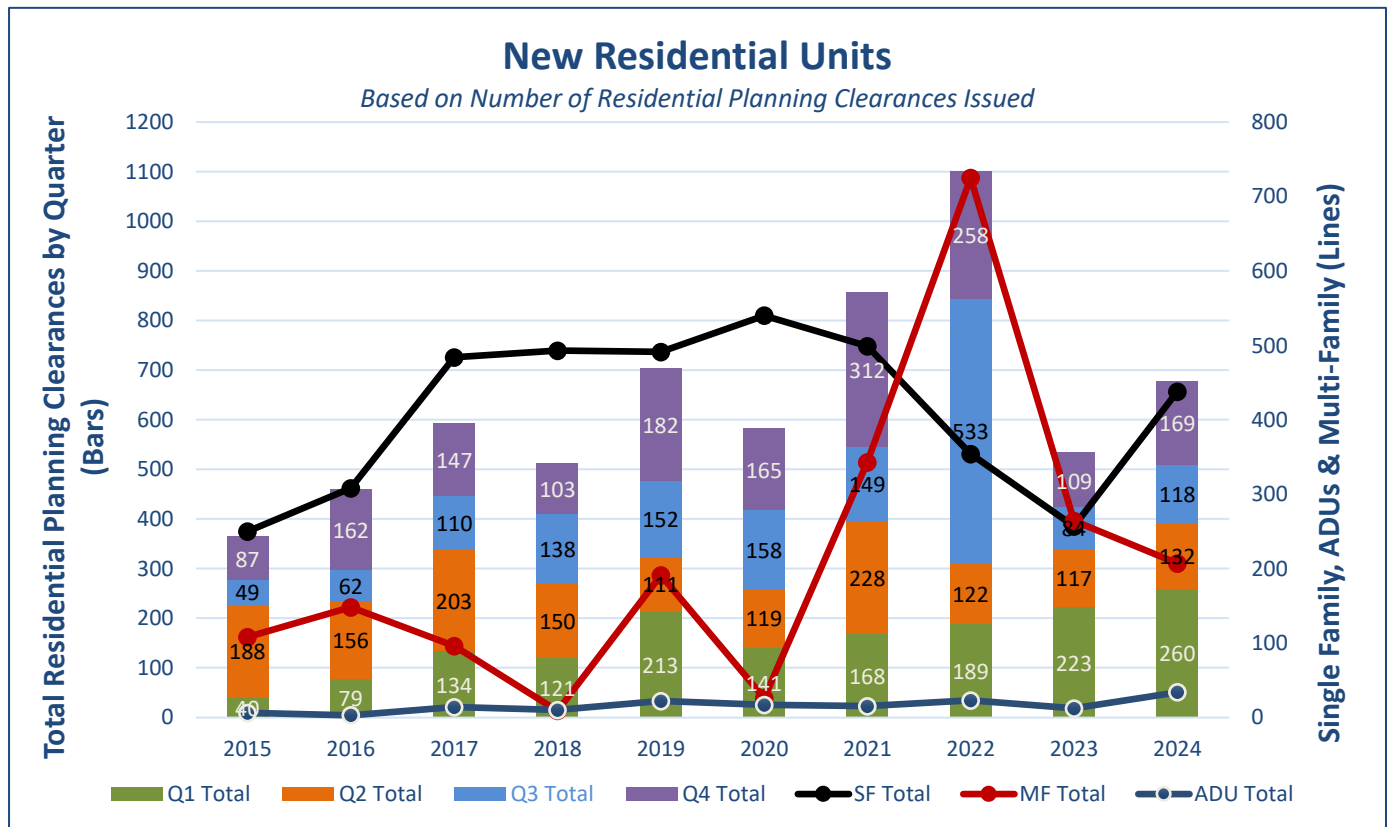


## PLANNING CLEARANCES

The table and graph below represent the number of New Residential Units based on Single Family, ADU's and Multi-Family Planning Clearances approved for each month on an annual basis.

From 01/01/2015 to 12/31/2024

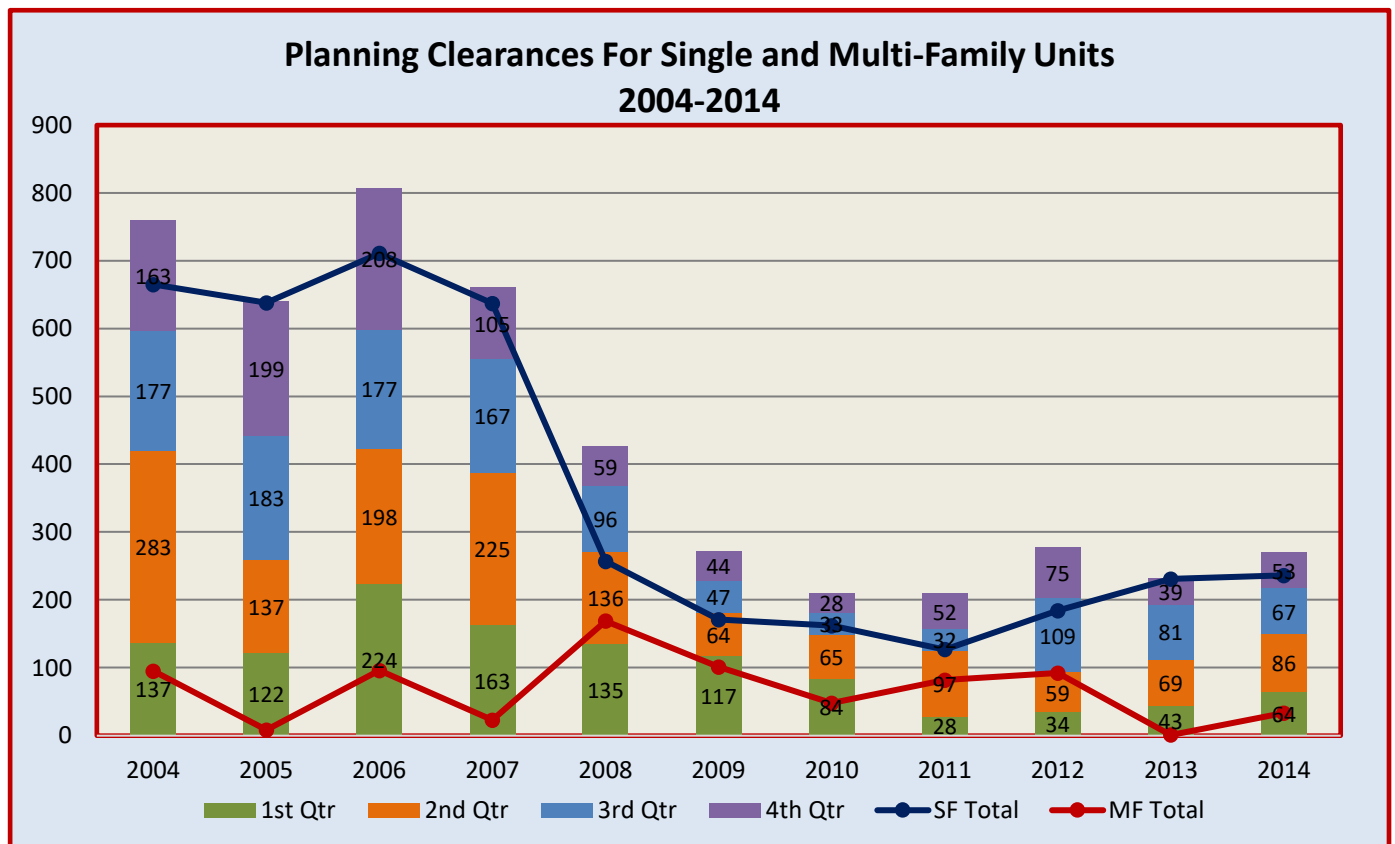
		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st Quarter	January	8	36	39	42	34	53	40	20	9	33
	February	13	19	38	31	32	50	59	49	66	199
	March	19	24	57	48	147	38	69	120	148	28
	Q1 Total	40	79	134	121	213	141	168	189	223	260
2nd Quarter	April	99	31	39	53	52	39	64	43	22	34
	May	20	34	47	53	32	28	57	49	60	51
	June	69	91	117	44	27	52	107	30	35	47
	Q2 Total	188	156	203	150	111	119	228	122	117	132
3rd Quarter	July	27	21	24	32	39	46	38	119	27	46
	August	10	14	38	62	68	42	67	50	28	45
	September	12	27	48	44	45	70	44	364	29	27
	Q3 Total	49	62	110	138	152	158	149	533	84	118
4th Quarter	October	32	39	45	29	66	68	115	14	24	83
	November	29	43	52	25	100	25	46	23	59	46
	December	26	80	50	49	62	72	151	221	26	40
	Q4 Total	87	162	147	103	228	165	312	258	109	169
Year End		364	459	594	512	704	583	857	1102	533	679
SF Total		250	308	484	493	491	540	499	354	257	438
MF Total		108	148	96	9	191	26	343	725	264	207
ADU Total		6	3	14	10	22	17	15	23	12	34



## RESIDENTIAL PLANNING CLEARANCES

Residential housing units are initiated with a Planning Clearance from the City and include the total units from single and multifamily Planning Clearances. The graph and table below represent new housing units proposed in City Limits from 2003 through 2013.

Planning Clearances For Single and Multi-Family Units											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
January	42	24	49	45	21	12	4	11	7	12	13
February	41	44	50	32	91	88	56	9	8	22	20
March	54	54	125	86	23	17	24	8	19	9	31
1st Qtr	137	122	224	163	135	117	84	28	34	43	64
April	61	29	64	71	51	20	30	31	15	30	23
May	151	43	46	83	33	13	18	11	26	22	38
June	71	65	88	71	52	31	17	55	18	17	25
2nd Qtr	283	137	198	225	136	64	65	97	59	69	86
July	96	81	60	66	26	14	4	18	14	22	23
August	38	44	59	60	37	13	15	9	16	30	21
September	43	58	58	41	33	20	14	5	79	29	23
3rd Qtr	177	183	177	167	96	47	33	32	109	81	67
October	42	44	74	39	35	12	8	12	23	12	17
November	40	71	72	41	9	13	11	15	27	15	20
December	81	84	62	25	15	19	9	25	25	12	16
4th Qtr	163	199	208	105	59	44	28	52	75	39	53
Year Total	760	641	807	660	426	272	210	209	277	232	270
SF Total	665	638	711	637	257	171	162	127	184	231	236
MF Total	95	8	96	23	169	101	48	82	92	1	33



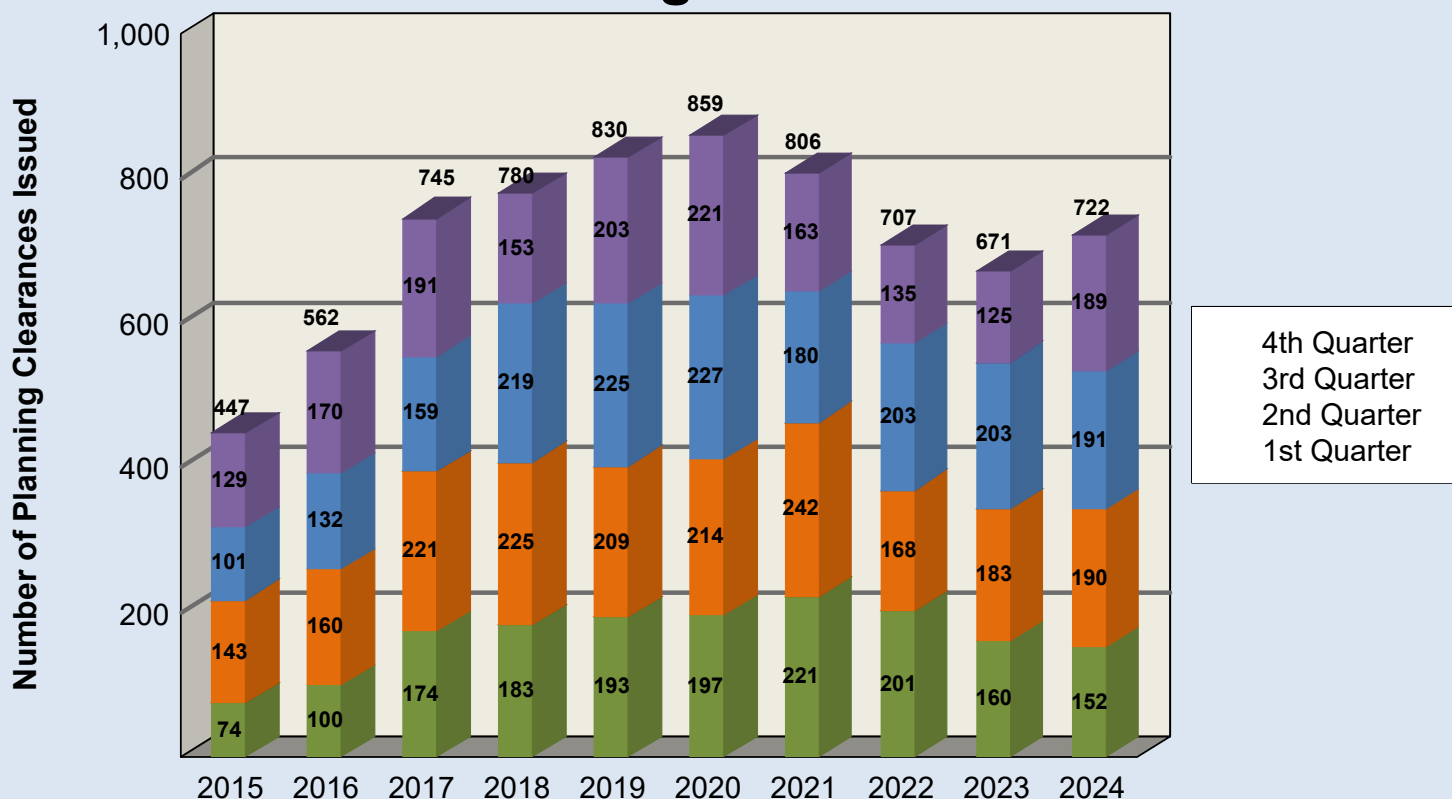
## PLANNING CLEARANCES

The table and graph below represent the total number of Residential Planning Clearances approved for each month on an annual basis.

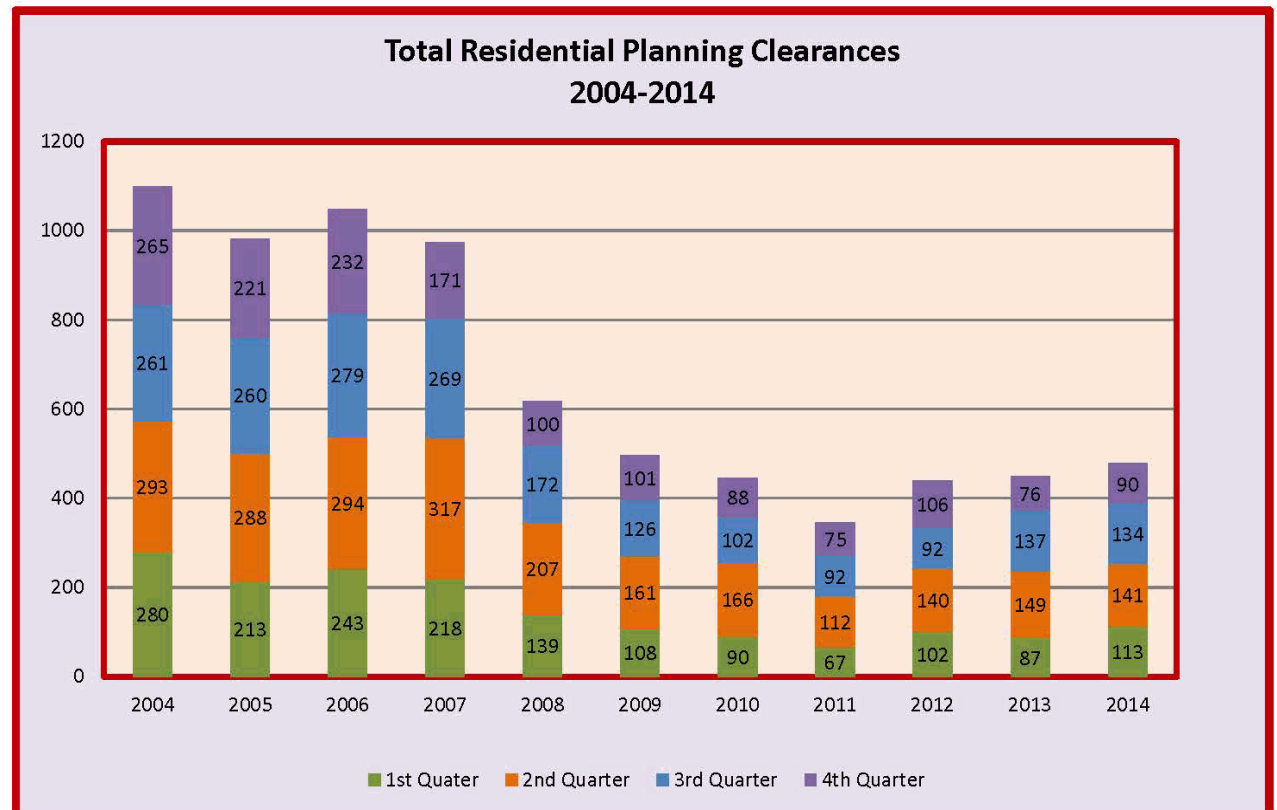
From 01/01/2015 to 12/31/2024

		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st Quarter	January	17	21	44	59	57	75	50	33	23	48
	February	21	29	56	46	54	59	80	69	62	66
	March	36	50	74	78	82	63	91	99	75	38
	<b>Q1 Total</b>	<b>74</b>	<b>100</b>	<b>174</b>	<b>183</b>	<b>193</b>	<b>197</b>	<b>221</b>	<b>201</b>	<b>160</b>	<b>152</b>
2nd Quarter	April	60	50	74	82	83	59	95	69	80	48
	May	36	69	69	77	67	54	76	43	57	78
	June	47	41	78	66	59	101	71	56	46	64
	<b>Q2 Total</b>	<b>143</b>	<b>160</b>	<b>221</b>	<b>225</b>	<b>209</b>	<b>214</b>	<b>242</b>	<b>168</b>	<b>183</b>	<b>190</b>
3rd Quarter	July	44	41	41	55	62	73	57	50	49	66
	August	31	36	57	86	89	66	77	104	93	76
	September	26	55	61	78	74	88	46	49	61	49
	<b>Q3 Total</b>	<b>101</b>	<b>132</b>	<b>159</b>	<b>219</b>	<b>225</b>	<b>227</b>	<b>180</b>	<b>203</b>	<b>203</b>	<b>191</b>
4th Quarter	October	52	53	68	56	69	89	63	33	41	69
	November	40	70	64	38	46	39	68	40	43	62
	December	37	47	59	59	88	93	32	62	41	58
	<b>Q4 Total</b>	<b>129</b>	<b>170</b>	<b>191</b>	<b>203</b>	<b>153</b>	<b>221</b>	<b>163</b>	<b>135</b>	<b>125</b>	<b>189</b>
<b>Year End</b>		<b>447</b>	<b>562</b>	<b>745</b>	<b>780</b>	<b>859</b>	<b>830</b>	<b>806</b>	<b>707</b>	<b>671</b>	<b>722</b>

## Planning Clearances



Total Residential Planning Clearances											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>January</b>	83	61	73	66	37	24	14	20	18	23	21
<b>February</b>	80	65	69	63	48	31	26	20	30	35	36
<b>March</b>	117	87	101	89	54	53	50	27	54	29	56
<b>1st Qtr</b>	280	213	243	218	139	108	90	67	102	87	113
<b>April</b>	86	96	97	100	71	63	69	41	47	62	44
<b>May</b>	102	86	81	122	61	43	47	37	55	47	42
<b>June</b>	105	106	116	95	75	55	50	34	38	40	55
<b>2nd Qtr</b>	293	288	294	317	207	161	166	112	140	149	141
<b>July</b>	91	127	85	102	54	41	27	37	31	37	47
<b>August</b>	94	65	114	95	64	36	43	30	39	52	40
<b>September</b>	76	68	80	72	54	49	32	25	22	48	47
<b>3rd Qtr</b>	261	260	279	269	172	126	102	92	92	137	134
<b>October</b>	70	64	81	67	41	55	36	21	47	33	32
<b>November</b>	80	56	80	63	27	30	25	29	27	24	36
<b>December</b>	115	101	71	41	32	16	27	25	32	19	22
<b>4th Qtr</b>	265	221	232	171	100	101	88	75	106	76	90
<b>Year Total</b>	1099	982	1048	975	618	496	446	346	440	449	478



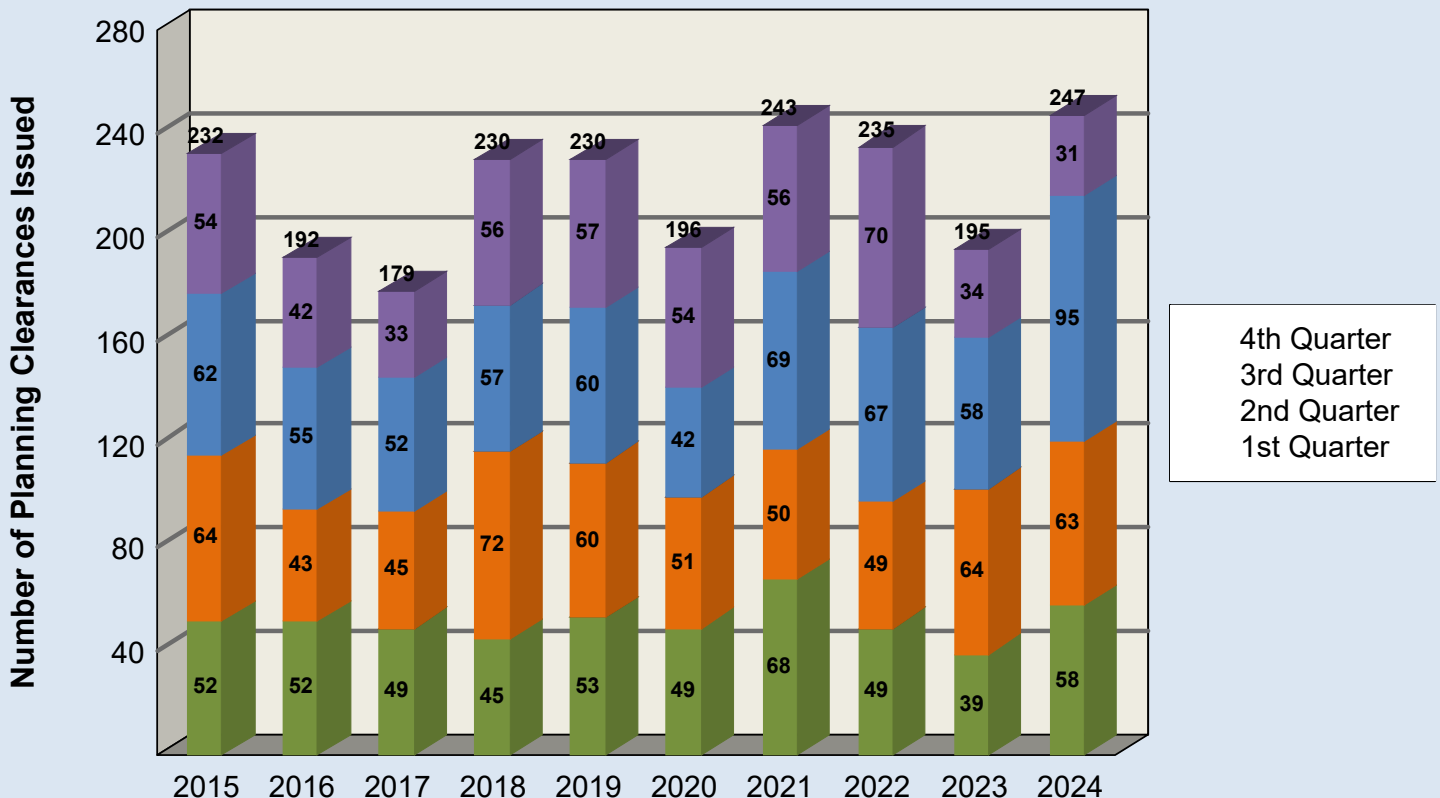
## PLANNING CLEARANCES

The table and graph below represent the number of **Non-Residential Planning Clearances** approved for each month on an annual basis.

From 01/01/2015 to 12/31/2024

		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st Quarter	January	17	21	17	12	21	11	19	14	16	16
	February	14	17	10	15	16	23	20	18	9	22
	March	21	14	22	18	16	15	29	17	14	20
	<b>Q1 Total</b>	<b>52</b>	<b>52</b>	<b>49</b>	<b>45</b>	<b>53</b>	<b>49</b>	<b>68</b>	<b>49</b>	<b>39</b>	<b>58</b>
2nd Quarter	April	19	14	17	27	21	18	17	14	18	11
	May	16	19	14	22	24	14	13	19	26	33
	June	29	10	14	23	15	19	20	16	20	19
	<b>Q2 Total</b>	<b>64</b>	<b>43</b>	<b>45</b>	<b>72</b>	<b>60</b>	<b>51</b>	<b>50</b>	<b>49</b>	<b>64</b>	<b>63</b>
3rd Quarter	July	25	16	17	15	23	14	25	24	16	35
	August	14	18	20	29	23	11	27	23	20	25
	September	23	21	15	13	14	17	17	20	22	35
	<b>Q3 Total</b>	<b>62</b>	<b>55</b>	<b>52</b>	<b>57</b>	<b>60</b>	<b>42</b>	<b>69</b>	<b>67</b>	<b>58</b>	<b>95</b>
4th Quarter	October	21	11	11	16	27	23	26	35	8	9
	November	13	17	14	20	13	11	14	19	13	17
	December	20	14	8	20	17	20	16	16	13	5
	<b>Q4 Total</b>	<b>54</b>	<b>42</b>	<b>33</b>	<b>56</b>	<b>57</b>	<b>54</b>	<b>56</b>	<b>70</b>	<b>34</b>	<b>31</b>
<b>Year End</b>		<b>232</b>	<b>192</b>	<b>179</b>	<b>230</b>	<b>230</b>	<b>196</b>	<b>243</b>	<b>235</b>	<b>195</b>	<b>247</b>

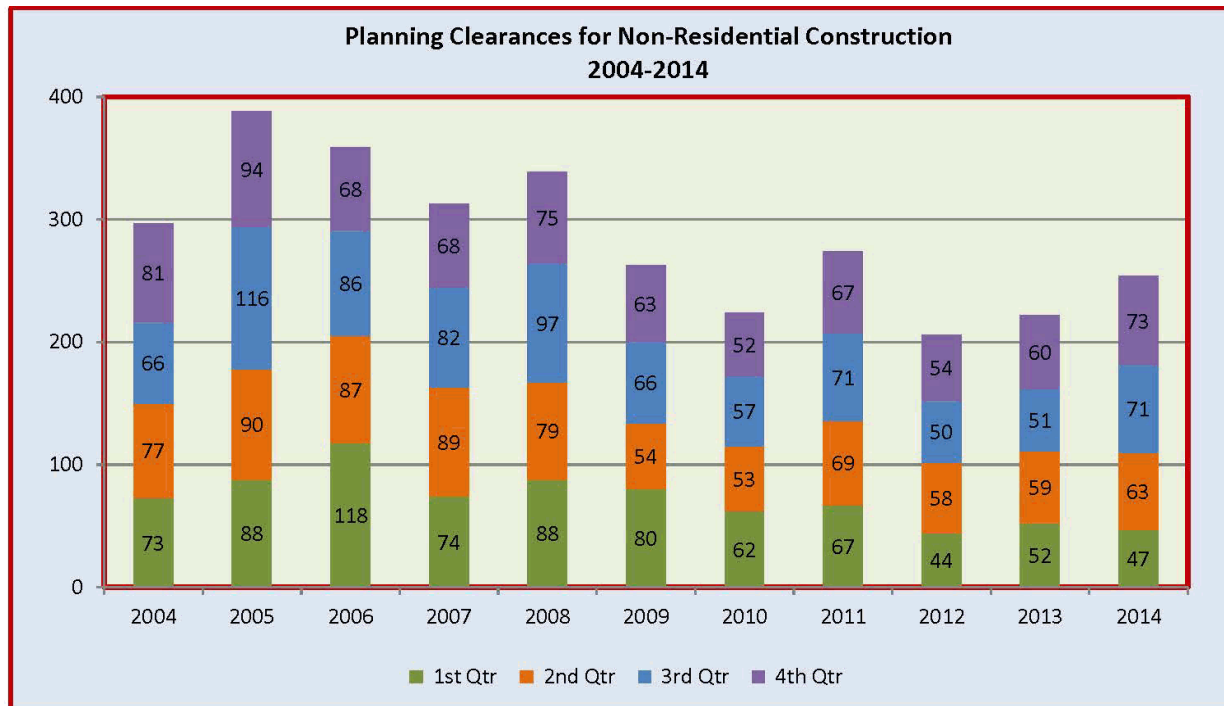
## Planning Clearances



## NON-RESIDENTIAL PLANNING CLEARANCES

Non-Residential construction is initiated with a Planning Clearance from the City and includes new construction, additions, accessory buildings and interior remodels. The graph and table below represent non-residential construction within the City limits from 2004 through 2014.

Planning Clearances for Non-Residential Construction											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
<b>January</b>	24	30	32	23	27	25	12	23	13	19	13
<b>February</b>	18	26	42	25	32	26	25	17	14	19	23
<b>March</b>	31	32	44	26	29	29	25	27	17	14	11
<b>1st Qtr</b>	73	88	118	74	88	80	62	67	44	52	47
<b>April</b>	27	26	38	27	28	24	14	24	26	18	21
<b>May</b>	23	39	18	31	24	9	19	21	12	18	25
<b>June</b>	27	25	31	31	27	21	20	24	20	23	17
<b>2nd Qtr</b>	77	90	87	89	79	54	53	69	58	59	63
<b>July</b>	20	41	30	32	36	21	27	23	14	11	29
<b>August</b>	23	41	32	24	24	18	15	18	21	18	19
<b>September</b>	23	34	24	26	37	27	15	30	15	22	23
<b>3rd Qtr</b>	66	116	86	82	97	66	57	71	50	51	71
<b>October</b>	32	31	21	22	28	19	14	31	24	30	25
<b>November</b>	17	36	23	29	18	28	24	17	13	16	28
<b>December</b>	32	27	24	17	29	16	14	19	17	14	20
<b>4th Qtr</b>	81	94	68	68	75	63	52	67	54	60	73
<b>Year Total</b>	297	388	359	313	339	263	224	274	206	222	254

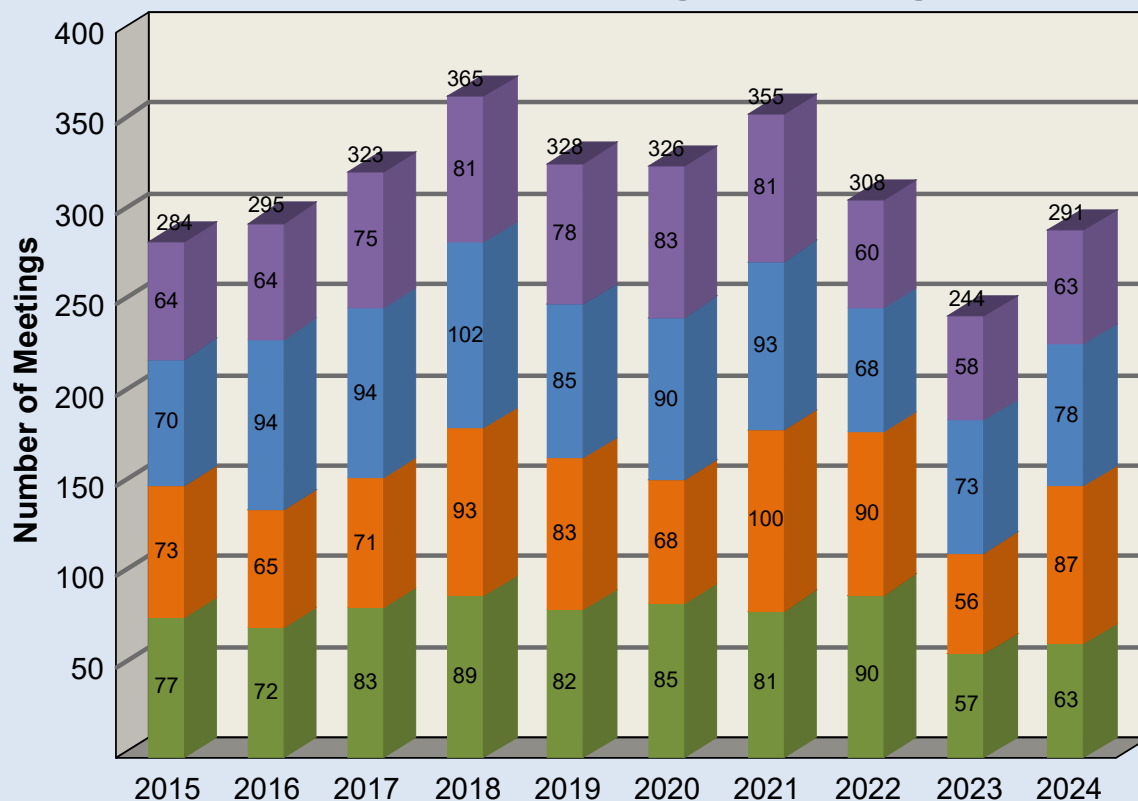


## PLANNING MEETINGS

The table and graph below represent the number of General Meetings, Preapplication Meetings and Neighborhood Meetings for each month on an annual basis.  
From 01/01/2015 to 12/31/2024

		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st Quarter	January	29	24	29	31	32	26	18	28	17	19
	February	20	28	27	30	29	28	28	28	18	20
	March	28	20	27	28	21	31	35	34	22	24
	<b>Q1 Total</b>	<b>77</b>	<b>72</b>	<b>83</b>	<b>89</b>	<b>82</b>	<b>85</b>	<b>81</b>	<b>90</b>	<b>57</b>	<b>63</b>
2nd Quarter	April	27	15	24	39	36	20	37	29	19	31
	May	20	26	28	25	23	18	28	26	17	27
	June	26	24	19	29	24	30	35	35	20	29
	<b>Q2 Total</b>	<b>73</b>	<b>65</b>	<b>71</b>	<b>93</b>	<b>83</b>	<b>68</b>	<b>100</b>	<b>90</b>	<b>56</b>	<b>87</b>
3rd Quarter	July	22	24	35	34	30	31	28	22	26	31
	August	22	36	31	39	20	29	31	26	27	26
	September	26	34	28	29	35	30	34	20	20	21
	<b>Q3 Total</b>	<b>70</b>	<b>94</b>	<b>94</b>	<b>102</b>	<b>85</b>	<b>90</b>	<b>93</b>	<b>68</b>	<b>73</b>	<b>78</b>
4th Quarter	October	25	20	34	36	23	30	31	24	23	20
	November	22	21	22	26	25	27	25	25	19	21
	December	17	23	19	19	30	26	25	11	16	22
	<b>Q4 Total</b>	<b>64</b>	<b>64</b>	<b>75</b>	<b>81</b>	<b>78</b>	<b>83</b>	<b>81</b>	<b>60</b>	<b>58</b>	<b>63</b>
<b>Year End</b>		<b>284</b>	<b>295</b>	<b>323</b>	<b>365</b>	<b>328</b>	<b>326</b>	<b>355</b>	<b>308</b>	<b>244</b>	<b>291</b>

## Planning Meetings



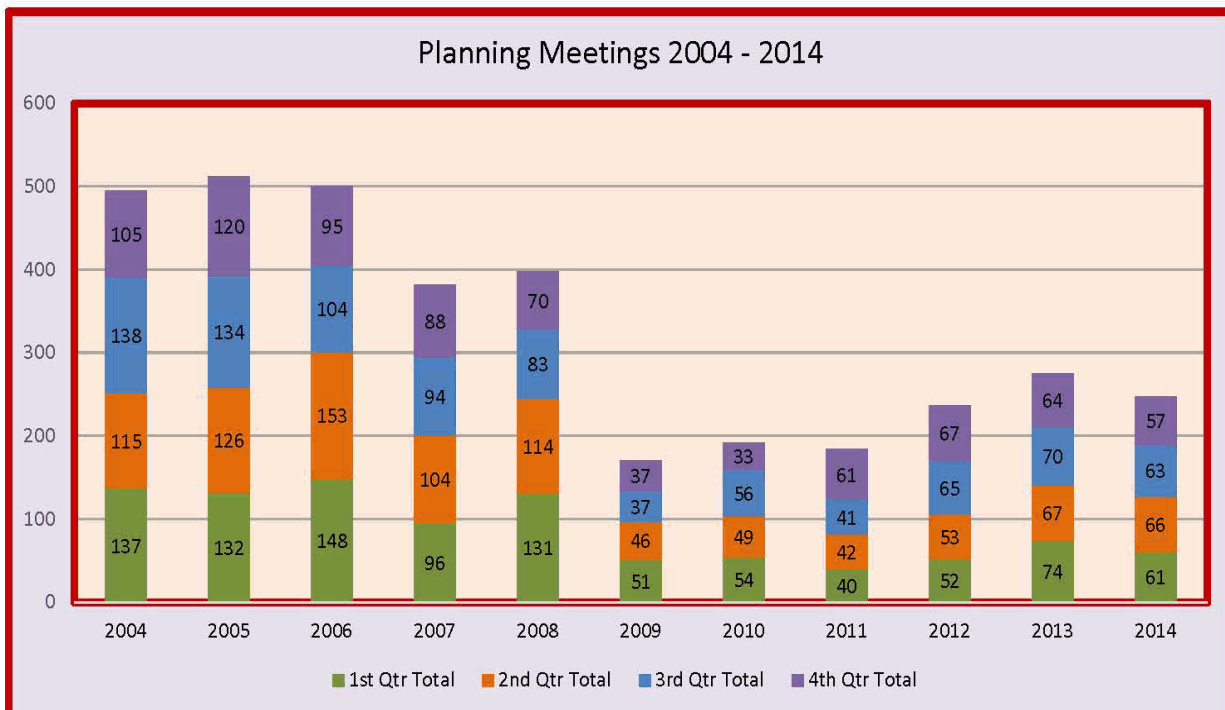
4th Quarter  
3rd Quarter  
2nd Quarter  
1st Quarter



## Planning Meetings

Planning meetings are offered for discussion of proposed projects and for discussion of the requirements for submitting a development application. Pre-Application meetings are also available for a more in depth discussion of a project prior to submittal of a development project. The table and graph below represent the meetings requested by applicants and scheduled 2004 through 2014 and show a year to year comparison.

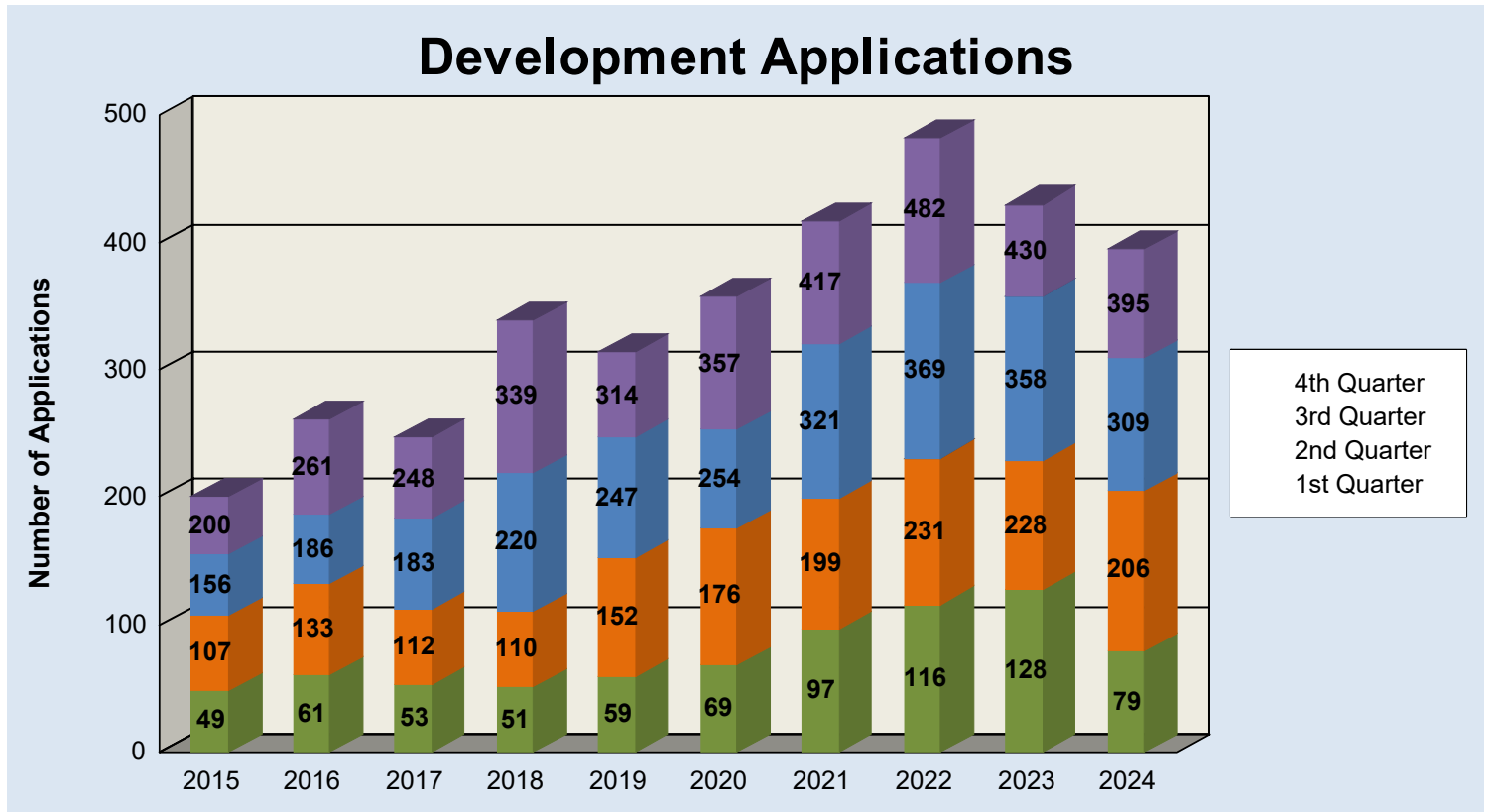
City of Grand Junction Planning Meetings 2004-2014											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
January	47	49	44	37	49	11	10	12	16	20	14
February	33	36	39	30	37	14	16	13	20	26	22
March	57	47	65	29	45	26	28	15	16	28	25
1st Qtr Total	137	132	148	96	131	51	54	40	52	74	61
April	38	41	54	43	34	17	17	15	15	30	28
May	38	38	60	31	38	10	12	11	23	18	22
June	39	47	39	30	42	19	20	16	15	19	16
2nd Qtr Total	115	126	153	104	114	46	49	42	53	67	66
July	34	34	34	38	29	10	14	13	28	24	20
August	64	53	36	34	29	14	23	12	22	21	19
September	40	47	34	22	25	13	19	16	15	25	24
3rd Qtr Total	138	134	104	94	83	37	56	41	65	70	63
October	33	45	35	38	26	12	13	20	27	16	12
November	35	44	28	25	16	16	13	22	17	24	22
December	37	31	32	25	28	9	7	19	23	24	23
4th Qtr Total	105	120	95	88	70	37	33	61	67	64	57
Year Total	495	512	500	382	398	171	192	184	237	275	247





**DEVELOPMENT APPLICATIONS SUBMITTED**  
The table and graph below represent the number of development applications submitted for each month on an annual basis.  
Applications from 01/01/2015 to 12/31/2024

		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1st Quarter	January	12	14	16	21	18	24	25	33	40	30
	February	16	21	15	13	19	17	37	36	36	24
	March	21	26	22	17	22	28	35	47	52	25
	<b>Q1 Total</b>	<b>49</b>	<b>61</b>	<b>53</b>	<b>51</b>	<b>59</b>	<b>69</b>	<b>97</b>	<b>116</b>	<b>128</b>	<b>79</b>
2nd Quarter	April	17	21	18	29	33	28	35	38	21	34
	May	26	30	19	15	35	38	33	37	35	41
	June	15	21	22	15	25	41	34	40	44	52
	<b>Q2 Total</b>	<b>58</b>	<b>72</b>	<b>59</b>	<b>59</b>	<b>93</b>	<b>107</b>	<b>102</b>	<b>115</b>	<b>100</b>	<b>127</b>
3rd Quarter	July	15	14	21	42	21	28	41	32	42	37
	August	15	22	15	27	32	20	48	76	48	38
	September	19	17	35	41	42	30	33	30	40	28
	<b>Q3 Total</b>	<b>49</b>	<b>53</b>	<b>71</b>	<b>110</b>	<b>95</b>	<b>78</b>	<b>122</b>	<b>138</b>	<b>130</b>	<b>103</b>
4th Quarter	October	16	19	22	72	18	23	41	32	23	29
	November	13	18	28	21	23	45	31	49	17	25
	December	15	38	15	26	26	35	24	32	32	32
	<b>Q4 Total</b>	<b>44</b>	<b>75</b>	<b>65</b>	<b>119</b>	<b>67</b>	<b>103</b>	<b>96</b>	<b>113</b>	<b>72</b>	<b>86</b>
	<b>Year End</b>	<b>200</b>	<b>261</b>	<b>248</b>	<b>339</b>	<b>314</b>	<b>357</b>	<b>417</b>	<b>482</b>	<b>430</b>	<b>395</b>



## DEVELOPMENT ACTIVITY

New development includes application for annexation, subdividing property, residential and commercial subdivisions, conditional use permits and site plan review for expanding a building or construction one or more new buildings on a parcel of land from 2004 through 2014.

City of Grand Junction Development Applications Submitted											
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
January	16	19	40	39	31	26	12	13	27	22	26
February	17	31	41	34	35	19	12	15	14	18	19
March	20	38	41	42	42	32	12	23	19	18	12
<b>1st Qtr Total</b>	<b>53</b>	<b>88</b>	<b>122</b>	<b>115</b>	<b>108</b>	<b>77</b>	<b>36</b>	<b>51</b>	<b>60</b>	<b>58</b>	<b>57</b>
April	25	37	34	32	35	27	17	17	7	27	18
May	37	25	28	29	23	23	14	18	21	12	15
June	31	32	32	29	43	20	29	29	19	27	22
<b>2nd Qtr Total</b>	<b>93</b>	<b>94</b>	<b>94</b>	<b>90</b>	<b>101</b>	<b>70</b>	<b>60</b>	<b>64</b>	<b>47</b>	<b>66</b>	<b>55</b>
July	24	17	24	24	34	18	16	20	17	18	19
August	46	34	35	41	23	14	14	16	19	19	16
September	26	21	36	45	32	22	18	14	10	26	18
<b>3rd Qtr Total</b>	<b>96</b>	<b>72</b>	<b>95</b>	<b>110</b>	<b>89</b>	<b>54</b>	<b>48</b>	<b>50</b>	<b>46</b>	<b>63</b>	<b>53</b>
October	32	20	29	21	36	17	10	25	23	19	16
November	19	24	30	25	21	19	19	22	14	14	17
December	37	44	32	32	24	17	9	23	12	15	16
<b>4th Qtr Total</b>	<b>88</b>	<b>88</b>	<b>91</b>	<b>78</b>	<b>81</b>	<b>53</b>	<b>38</b>	<b>70</b>	<b>49</b>	<b>48</b>	<b>49</b>
<b>Year Total</b>	<b>330</b>	<b>342</b>	<b>402</b>	<b>393</b>	<b>379</b>	<b>254</b>	<b>182</b>	<b>235</b>	<b>202</b>	<b>235</b>	<b>214</b>

